



Farmington City Planning Commission

March 7, 2019



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

AGENDA PLANNING COMMISSION MEETING

March 7, 2019

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:30 p.m. - Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. - City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

- 7:00 1. Minutes
2. City Council Report

CONDITONAL USE/SITE PLAN:

- 7:05 3. Joshua G Vaughan (Public Hearing) - Applicant is requesting conditional use approval for an ADU (Accessory Dwelling Unit) at 177 East 200 North in the OTR (Original Townsite Residential) zone. (C-3-19)

- 7:20 4. S. David Clarke/Brookside Senior Living (Public Hearing) - Applicant is requesting site plan approval for Brookside Senior Living, a part of the Brookside Hollow Subdivision, located at 411 S. 200 West, in a BP (Business Park) zone. (C-5-19)

Please note: Applicant has requested a continuation of this item until the March 21st meeting.

OTHER:

- 7:25 5. Miscellaneous, correspondence, etc.
- a. Discussion Item: Small Auto Dealerships Study Results
 - b. Email Communications
- 7:45 6. Motion to Adjourn
7. Other

**Please Note: Planning Commission applications may be tabled by the Commission if: 1. additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.*

Posted: March 1, 2019

Meagan Booth
Meagan Booth
City Planner

FARMINGTON CITY
PLANNING COMMISSION
FEBRUARY 21, 2019

STUDY SESSION

Present: Commission members Connie Deianni, Shawn Beus, Roger Child, Rulon Homer, Amy Shumway, Greg Wall, Mike Plaizier; Community Development Director David Petersen, Associate Planner Meagan Booth, Recording Secretary Brittney Whitecar

Excused: Commission member Russ Workman

Training:

Jayme Blakesley from Hayes Godfrey Bell Law Firm provided training to the staff and Planning Commission regarding the Open and Public Meetings Act. He reviewed what constitutes as a public meeting and when correspondence between quorum members must be made public. An agenda and minutes must be available to the public in regards to every public meeting conducted by City staff, Planning Commission, City Council, and all applicable boards and committees.

Jamie Blakesley explained closed meetings, also referred to as executive sessions. Closed meetings must be announced and noted in meeting minutes. A full quorum must be present and there are limited circumstances that justify a closed session; such as personnel issues or property acquisitions.

Recordings and minutes must be taken of all open and closed meetings with very few exceptions, including mental health, legal mitigation, and security discussions.

Conditional Use/Site Plan:

3. Bott Pantone Architects (Public Hearing)- Applicant is requesting conditional use and site plan approval for an additional building at the Horizon Credit Union site (1.66 acres) located at 225 S 200 W, in a BP (Business Park) zone. (C-1-19).

Meagan Booth introduced the item and said the Staff recommends that the Planning Commission approve. The additional building is to be constructed on land that is currently owned by Horizon Credit Union, is paved, and is not adjacent to residential lots.

Connie Deianni expressed concern that the existing Horizon Credit Union building and the proposed building do not match in style. **Meagan Booth** said as she understands it, the building design has changed since the photos were provided.

The planning commission discussed the idea of requiring Horizon to implement Farmington Rock on the building because it is near an historic zone. **Connie Deianni** said that because the Planning Commission

has not been consistent in requiring Farmington rock, the commission may suggest the rock on the building, but probably not require it.

Zone Text Amendment:

4. Farmington City (Public Hearing) - Applicant is requesting a recommendation to amend the location standards for accessory buildings as set forth in Chapter 11 of the Zoning Ordinance. (ZT-1-19).

Dave Petersen suggested that the Planning Commission continue this item to a future date, as the applicant is not yet ready to proceed.

REGULAR SESSION:

Present: Commission members Connie Deianni, Shawn Beus, Roger Child, Rulon Homer, Amy Shumway, Greg Wall, Mike Plaizier; Associate Planner Meagan Booth, Recording Secretary Brittney Whitecar

Excused: Commission member Russ Workman and Community Development Director David Petersen

At 7:05 p.m., **Connie Deianni** opened the meeting.

The minutes were reviewed from the February 7, 2019 Planning Commission meeting. **Amy Shumway** noted that Canyon View Elementary needs to be corrected on item #4, with the correct name being Canyon Creek Elementary. **Connie Deianni** approved the minutes, assuming the name be corrected before signing the minutes.

Conditional Use/Site Plan:

3. Bott Pantone Architects (Public Hearing)- Applicant is requesting conditional use and site plan approval for an additional building at the Horizon Credit Union site (1.66 acres) located at 225 S 200 W, in a BP (Business Park) zone. (C-1-19).

Meagan Booth introduced the item. The building will be an addition to Horizon Credit Union's 200 west location.

Tony Pantone 620 24th St. Ogden, UT said he would like to request site plan approval and conditional use for the new building located adjacent to their existing building. The new building will house the company's data center and I.T. department. He said that the sun shades shown on the application have been removed from the plans and the new building will be similar to the existing building in size and design, adding a modern touch.

Connie Deianni asked if the stone shown on the plan is similar to Farmington Rock, **Tony Pantone** replied that it is not, it will be smooth, slate-like stone. **Tony Pantone** said he is familiar with Farmington Rock and the landscape architect on the property will be incorporating rock in the landscaping.

Tony Pantone said that ample parking has been provided to meet code. There will be a screened mechanical enclosure between the two buildings housing an emergency generator and the transformer. It will be screened from public view.

Connie Deianni opened the public hearing at 7:26 p.m. With no comments, the hearing was closed at the same time.

Motion:

Amy Shumway moved that the Planning Commission approve the conditional use and site plan application for Horizon Credit Union subject to all applicable Farmington City ordinances and development standards as well as the following conditions and findings, adding a condition to incorporate Farmington Rock, per code section 11-7-070. **Rulon Homer** Seconded the motion which was unanimously approved.

Conditions:

1. The applicant must meet all requirements and recommendations from DRC.
2. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building and fire codes;
3. The applicant will provide any parking necessary for additional employees to reduce on street parking.
4. The final site plan and approval to be delegated to staff.

Findings for Approval:

1. The proposed project complies with all applicable requirements of the zoning ordinance.
2. The proposed site plan is consistent with the underlying General Plan designation.

Zone Text Amendment:

4. Farmington City (Public Hearing) - Applicant is requesting a recommendation to amend the location standards for accessory buildings as set forth in Chapter 11 of the Zoning Ordinance. (ZT-1-19).

Amy Shumway made a motion to continue the zone text amendment until the March 7th Planning Commission meeting because the application is incomplete. **Rulon Homer** seconded the motion which was unanimously approved.

Motion:

5. Miscellaneous, Correspondence, etc.

No comments were made.

Adjournment:

At 7:40 p.m., **Amy Shumway** made the motion to adjourn the meeting. **Rulon Homer** seconded the motion, which was unanimously approved.

Connie Deianni,
Planning Commission Chair

FARMINGTON CITY COUNCIL WORK SESSION NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, February 19, 2019, at 6:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah. The public is welcome to attend.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:


- 6:00 Roll Call (Opening Comments/Invocation)
- 6:05 Resolution Declaring Farmington City's Intention to Issue Revenue Bonds to be used to Finance the Costs of Construction of Parks and Recreation Improvements, including Baseball Diamonds, Road Improvements and all related Improvements in the Principal Amount of not to exceed \$1,100,000 and Related Matters.
- 6:15 Dinner
- 6:30 Strategic Plan Overview (Shane Pace and Keith Johnson)
- 7:00 General Fund Update (Keith Johnson)
 - Revenues/Expenditures
 - Proposed Changes in Fees and Taxes
 - Fund Balances
 - 4 Year Forecast left on 10 Year Forecast
- 7:30 Department Head Presentations
 - Ray White – Public Works
 - Guido Smith – Fire
 - Wayne Hansen – Police
 - Neil Miller – Parks and Recreation
 - Chad Boshell – Engineering
 - Dave Petersen – Community Development
 - Brigham Mellor – Economic Development
- 8:15 City Council Priorities/Strategic Plan Update (Shane Pace and Keith Johnson)
 - Make Changes and Additions to Plan
 - Select Items to Focus On

9:15 Budget Meeting Schedule/Other

ADJOURN

DATED this 14th day of February, 2019.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

JOINT CITY COUNCIL/PLANNING COMMISSION WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be a discussion regarding accessory dwelling units and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, March 5, 2019, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PRESENTATIONS:

7:05 Recognition of Shane Pace for obtaining his ICMA Credentials Manager Designation

7:10 Recognition of Emily Pace for her Dedicated Service to the Youth City Council

7:15 Introduction of the New Youth City Council Members and the Administration of Oath of Office

NEW BUSINESS:

7:30 Planned Unit Development (PUD) Application for Greens

7:50 Gemperline Plat Amendment Proposal for Somerset Farm

8:00 Consideration for Adoption of a Resolution Authorizing the Issuance and Sale of not more than \$1,300,000 Aggregate Principal amount of Excise Tax Revenue Bonds, Series 2019; and Related Matters

SUMMARY ACTION:

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

8:05 Minute Motion Approving Summary Action List

1. Approval of Minutes from February 19, 2019
2. Bill of Sale for the 650 West Tiger Grant Project Improvements
3. Parks Master Plan 2019 Addendum
4. TDR Agreement for Sydney Corner Subdivision
5. Water Impact Fee Analysis Contract
6. Animal Control Contract with Davis County
7. Interlocal Agreement with Davis County for Election Services
8. Justice Court Revenue/Purchase of Equipment
9. New Football Helmets for Recreation Football League
10. Surplus Property – 2003 Ford Explorer

OLD BUSINESS:

8:10 Lund Lane Interlocal Agreement with Centerville City

8:15 Burke Lane Road Design Change Order

GOVERNING BODY REPORTS:

8:20 City Manager Report

1. Fire Monthly Activity Report for January
2. Building Activity Report for January

8:25 Mayor Talbot & City Council Reports

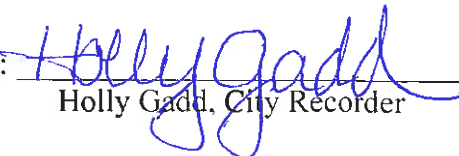
ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 28th day of February, 2019.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.



Planning Commission Staff Report

March 7, 2019

Item 3: Conditional Use Permit for an Accessory Dwelling Unit

Public Hearing:	Yes
Application No.:	C-3-19
Property Address:	177 East 200 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	0.25 acres
Number of Lots:	1
Property Owner:	VAUGHN, JOSHUA G

Request: *Conditional Use approval for an ADU (Accessory Dwelling Unit).*

Background Information

The applicant, Joshua Vaughn is requesting conditional use approval for Accessory Dwelling Unit (ADU) at 177 East 200 North in the OTR (Original Townsite Residential) zone. The applicant is purposing to remodel an existing building on his lot to be used as an ADU by family. This request requires a conditional use permit approval from the Planning Commission.

Suggested Motion

Move that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The building shall meet all requirements of the building code prior to occupancy. The applicant must submit his plans to the city for a building permit.
2. No rent or other compensation may be charged for occupants of the accessory dwelling.
3. The applicant must meet the standards for accessory dwellings set forth in Section 11-2-020 of the Zoning Ordinance.
4. The single family dwelling together with the ADU must only be occupied by one family.

Findings for Approval

1. The accessory building is subordinate to the single-family dwelling.
2. The structure is existing and the remodel of the building must comply with all applicable Farmington building Codes and Ordinances. The applicant must submit his plans to the city for a building permit.

3. The proposed use complies, or will comply, with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The proposed use is not detrimental to the health, safety, and general welfare of persons residing in the vicinity.
6. The motion for approval is consistent with State law for conditional uses.

Supplemental Information

1. Section 11-2-020:
 - a. Definition of Family
 - b. Definition of Accessory Dwelling
2. Vicinity Map
3. Letter from applicant

11-2-020: DEFINITIONS OF WORDS AND TERMS:

DWELLING, ACCESSORY: A dwelling unit within an accessory building which is subordinate to a single-family dwelling located on the same lot and which, together with the single-family dwelling, is used exclusively for the occupancy of one (1) family. A maximum of one (1) accessory dwelling shall be allowed per lot and no rent or other compensation may be charged for occupants of the accessory dwelling. Any conditional use permit issued hereunder shall be recorded with the Davis County Recorder's Office.

FAMILY: An individual, or two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) persons who are not so related, living together as a single nonprofit housekeeping unit doing their own cooking, and domestic servants for such family or group.

Layers

Farmington City Boundary

Address Points

Parcels

Zoning

Subdivision Phases



177 E 200 N, Farmington, U X



Show search results for 177 E 2...



Existing accessory building at 177 E 200 North

Narrative describing what we want to do:

The existing accessory building was previously finished as a room for showing movies. The finished building has gas, plumbing and electricity.

We want to turn this building into a sort of a guest house/mother in-law apartment for family to stay whenever need arises. For example, my brother got married last week and they need a place to live while they get on their feet.

With this intention, we would like to have a more complete bathroom and kitchen than what was in the finished building. This will mean adding the appliances found in a common kitchen.

We also want to add a shower and washer/dryer in order to allow whichever family happens to be staying out there (including someday one or more of our own children) to be independent and avoid the need to trudge through the snow for these things.

We want to add a couple of windows to the west side of the building facing our property.

We also want to remove the gas powered industrial heating fan and replace it with electric heating and air.

We understand that there was a change to the location of the property line after this accessory building was built and this change means that we do not have the option to ever attach the building to our house. With that option off the table, we see this remodel of the inside as our best option to enable us to make the best use of the space we have. Thank you for your time.





